

013.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

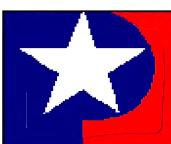
Total Card / Total Parcel

USE VALUE:

1,206,900 / 1,206,900

ASSESSED:

1,206,900 / 1,206,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
84		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SEQUEIRA ALFREDO S & MARIA/TRS	
Owner 2: 84 LAKE ST AMS REALTY TRUST	
Owner 3:	
Street 1: 97 DARTMOUTH ST	
Street 2:	

Twn/City: MEDFORD	St/Prov: MA	Cntry:	Own Occ: N
Postal: 02155		Type:	

PREVIOUS OWNER
Owner 1: SEQUEIRA ALFREDO S & MARIA -
Owner 2: -
Street 1: 84 LAKE STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

SALES INFORMATION	TAX DISTRICT	Parcel ID						
Grantor	Legal Ref	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

2022	104	FV	786,500	4600	5,248.	415,800	1,206,900	Asses'd Value	Notes	Date
2021	104	FV	749,200	4600	5,248.	415,800	1,169,600		Year end	12/23/2021
2020	104	FV	745,800	4600	5,248.	415,800	1,166,200		Year End Roll	12/10/2020
2019	104	FV	607,600	4600	5,248.	441,700	1,053,900		Year End Roll	12/18/2019
2018	104	FV	607,600	4600	5,248.	322,200	934,400		Year End Roll	1/3/2019
2017	104	FV	567,500	4600	5,248.	280,600	852,700		Year End Roll	12/20/2017
2016	104	FV	567,500	4600	5,248.	239,100	811,200		Year End	1/3/2017
2015	104	FV	303,200	4600	5,248.	233,900	541,700		Year End Roll	1/4/2016

2014	104	FV	303,200	4600	5,248.	233,900	541,700	Parcel ID	013.0-0002-0009.0
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2013	104	FV	303,200	4600	5,248.	233,900	541,700	Entered Lot Size	1255!
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2012	104	FV	303,200	4600	5,248.	233,900	541,700	Total Land:	PRINT
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2011	104	FV	303,200	4600	5,248.	233,900	541,700	Land Unit Type:	Date
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2010	104	FV	303,200	4600	5,248.	233,900	541,700	Parcel ID	1255!
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2009	104	FV	303,200	4600	5,248.	233,900	541,700	Entered Lot Size	PRINT
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2008	104	FV	303,200	4600	5,248.	233,900	541,700	Total Land:	LAST REV
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2007	104	FV	303,200	4600	5,248.	233,900	541,700	Land Unit Type:	Date
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2006	104	FV	303,200	4600	5,248.	233,900	541,700	Parcel ID	1255!
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2005	104	FV	303,200	4600	5,248.	233,900	541,700	Entered Lot Size	ASR Map:
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2004	104	FV	303,200	4600	5,248.	233,900	541,700	Total Land:	Fact Dist:
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2003	104	FV	303,200	4600	5,248.	233,900	541,700	Land Unit Type:	Reval Dist:
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2002	104	FV	303,200	4600	5,248.	233,900	541,700	Parcel ID	Year:
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2001	104	FV	303,200	4600	5,248.	233,900	541,700	Entered Lot Size	LandReason:
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2000	104	FV	303,200	4600	5,248.	233,900	541,700	Total Land:	BldReason:
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1999	104	FV	303,200	4600	5,248.	233,900	541,700	Land Unit Type:	CivilDistrict:
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1998	104	FV	303,200	4600	5,248.	233,900	541,700	Parcel ID	Ratio:
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1997	104	FV	303,200	4600	5,248.	233,900	541,700	Entered Lot Size	Sign:
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1996	104	FV	303,200	4600	5,248.	233,900	541,700	Total Land:	VERIFICATION OF VISIT NOT DATA
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1995	104	FV	303,200	4600	5,248.	233,900	541,700	Parcel ID	_____
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1994	104	FV	303,200	4600	5,248.	233,900	541,700	Entered Lot Size	_____
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1993	104	FV	303,200	4600	5,248.	233,900	541,700	Total Land:	_____
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1992	104	FV	303,200	4600	5,248.	233,900	541,700	Land Unit Type:	_____
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1991	104	FV	303,200	4600	5,248.	233,900	541,700	Parcel ID	_____
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1990	104	FV	303,200	4600	5,248.	233,900	541,700	Entered Lot Size	_____
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1989	104	FV	303,200	4600	5,248.	233,900	541,700	Total Land:	_____
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1988	104	FV	303,200	4600	5,248.	233,900	541,700	Land Unit Type:	_____
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1987	104	FV	303,200	4600	5,248.	233,900	541,700	Parcel ID	\_\_\_\_\_

<tbl\_r cells="10" ix="1" maxcspan="1" maxrspan="1" usedcols="

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Good	WORK IN PROGRESS RE-CHK 2001.															
(Liv) Units: 2	Total: 2	A Bath:	Rating:																
Foundation: 2 - Conc. Block		3/4 Bath:	Rating:																
Frame: 1 - Wood		A 3QBth:	Rating:																
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:																
Sec Wall:		A HBth:	Rating:																
Roof Struct: 1 - Gable		OthrFix:	Rating:																
Roof Cover: 1 - Asphalt Shgl		<b>OTHER FEATURES</b>																	
Color: WHITE		Kits: 2	Rating: Good																
View / Desir:		A Kits:	Rating:																
GENERAL INFORMATION		Fpl: 2	Rating: Average																
Grade: C - Average		WSFlue:	Rating:																
Year Blt: 1926		Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdct: G4		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:		No Unit		RMS	BRS	FL									
Prim Int Wal 2 - Plaster		Functional:	%	Interior:		2		6	2										
Sec Int Wall:		Economic:	%	Additions:															
Partition: S - Typical		Special:	%	Kitchen:															
Prim Floors: 4 - Carpet		Override:	%	Baths:															
Sec Floors:		Total:	18.6 %	Plumbing:															
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				Electrical:		Totals											
Subfloor:		Basic \$ / SQ: 180.00				General:		2	12	4									
Bsmnt Gar:		Size Adj.: 1.04772723				COMPARABLE SALES													
Electric: 3 - Typical		Const Adj.: 1.37539887				Rate	Parcel ID	Typ	Date	Sale Price									
Insulation: 3 - Typical		Adj \$ / SQ: 259.388																	
Int vs Ext: S		Other Features: 126500																	
Heat Fuel: 1 - Oil		Grade Factor: 1.00																	
Heat Type: 5 - Steam		NBHD Inf: 1.00000000																	
# Heat Sys: 2	% Heated: 100	% AC:	% Sprinkled:	NBHD Mod:															
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00															
% Com Wal				Adj Total: 966209															
				Depreciation: 179715															
				Depreciated Total: 786494															
MOBILE HOME				SPEC FEATURES/YARD ITEMS				PARCEL ID				IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc	
3	Garage	D	Y	1	19X18	A	AV	1926	22.31	T	40	104			4,600		4,600		
More: N				Total Yard Items:				4,600	Total Special Features:								Total:	4,600	